

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MARCH 18, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, March 18, 2021, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Rafael Dueñas, Sr.
Abraham Lugo
Larry Dovalina
Ana G. Villarreal

Absent: Johnny Narvaez (Excused)
Raul Ugalde, Jr. (Excused)
Carlos Flores (Excused)

Staff: J. Kirby Snideman
Rafael Vidaurri
Vanessa Guerra
Arturo Garcia
Ramon Chavez
Ruben Dominguez

Others: Wayne Nance
Eduardo Gutierrez
Miguel Gomez
Juan Ludwig

1. CALL TO ORDER

Cm. Villarreal called the meeting to order at 6:00 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and verified a quorum existed.

Cm. Dominguez made a motion to **excuse** Cm. Narvaez, Cm Ugalde, and Cm. Flores for not attending the meeting.

Second: Cm. Dovalina

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried unanimously

3. CITIZEN COMMENTS

Citizens interested in providing comments on a particular issue are to submit their comments in writing via the “Online Response Form” available in the “Current Notices Section” of the City of Laredo Planning Department website located at <https://www.cityoflaredo.com/Planning>. Comments are to be submitted no later than 5:45 p.m. the day of the meeting. During the meeting, a telephone number shall be provided to allow citizens the opportunity to call in to speak on a particular issue. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of March 4, 2021.

Cm. Dovalina made a motion to **approve** the minutes of March 4, 2021.

Second: Cm. Lugo
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried unanimously

5. STAFF PRESENTATIONS:

A. Presentation by Building Department staff on a proposed ordinance regarding dead storage parking lots, dealing with time limitations of compliance, paving requirements, and other related matters.

Arturo Garcia, Building Director, and Ramon Chavez, City Engineer, gave a brief presentation on the proposed ordinance.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE FOR THE FOLLOWING ANNEXATION TRACTS:

A. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 15.556 acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 1 (Emerald Riverview Tract), located south of FM 1472 (Mines Rd) and southwest of Verde Rd.

AN-008-2021

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with staff comments.

Cm. Dovalina made a motion to close public hearing and support staff recommendation and **approve** the annexation.

Second:	Cm. Dueñas
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 2.7904 acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 2 (Cinco 28 Tract), located south of FM 1472 (Mines Rd) and southwest of Verde Rd.

AN-009-2021

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with staff comments.

Cm. Lugo made a motion to close public hearing and support staff recommendation and **approve** the annexation.

Second:	Cm. Dueñas
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-3 (Community Business District) on a tract of land totaling 9.961 acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 3 (EMA Commercial Tract), located east of Loop 20 (Bob Bullock Loop) and north of E. Del Mar Blvd.

AN-010-2021

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Eduardo Gutierrez, Premier Engineering, informed the Commission that he concurred with staff comments.

Ruben Dominguez, Fire Department, advised the Commission that in review of the site plan that was submitted with the annexation request, a second remote exit would be needed for the proposed layout. The placement of the secondary exit would be addressed at a later date during the review phase by the building and fire departments. Mr. Ruben Dominguez wanted to ensure that the engineer of record was advised of this item at the onset of the project.

Cm. Dovalina made a motion to close public hearing and support staff recommendation and **approve** the annexation.

Second:	Cm. Dominguez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 0.09 acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 4 (Marquez Tract), located North of FM 1472 (Mines Rd) and west of Copper Mine Rd.

AN-006-2021

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Engineering, informed the Commission that he concurred with staff comments.

Cm. Dominguez made a motion to close public hearing, support staff recommendation and **approve** the annexation.

Second:	Cm. Dueñas
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In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.61 acres tract of land out of Porcion 14, Abstract 56, J Guajardo, Original Grantee, located southeast of Peoples Blvd. and Port Texas Dr., from R-1MH (Single Family Manufactured Housing District) to R-2 (Multi-Family Residential District).**

ZC-023-2021

District VII

Staff supports the proposed zone change.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Engineering, informed the Commission that he is in support the proposed zone change.

Cm. Villarreal made a motion to close the public hearing, support staff recommendation and **approve** the item.

Second: Cm. Dominguez
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit (CUP) for a bar (microbrewery) in Condo units 9, 10, 11, 12 only, on Lot 1 & 2, Block 1, Kimberly Plaza Subdivision, located at 4820 McPherson Rd.**

ZC-024-2021

District V

Staff supports the proposed CUP.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

After the item was discussed, Miguel Gomez, representative requested the item be tabled.

Cm. Dominguez made a motion to close the public hearing and **table** the proposed CUP.

Second:	Cm. Dovalina
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately a 2.002 acre tract in Porcion 33, Jose Dionisio Treviño, Abst. 3084, and Porcion 34, Jose Antonio Diaz, Abst. 762, located east of Ejido Ave. and Zacatecas Street, from R-1A (Single Family Reduced Area Residential District) to AG (Agricultural District).**

ZC-026-2021

District I

Staff supports the proposed zone change.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Juan Ludwig, spoke in favor of the item.

Cm. Dominguez made a motion to close the public hearing, support staff recommendation and **approve** the item.

Second:	Cm. Dovalina
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary consideration of AEP – Santo Niño Substation, Block 1, Lot 1. The intent is an electrical substation.**

PL-079-2021

District I – Cm. Rudy Gonzalez, Jr.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Juan Ludwig, informed the Commission that he concurred with staff comments, except for comment # 4.

The Commission agreed that a cul-de-sac was not needed in this area.

Cm. Dominguez made a motion to **approve** the item subject to the following comments and striking comment # 4.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the proposed use.
2. Identify all easements.
3. Modify the vicinity map to rename Eistetter Rd. to Wormser Rd.
4. ~~Provide a dedicated turn around on the east side of the lot, being the west end of Zacatecas Street.~~
5. Provide setback lines.
6. Provide the names of the P&Z Chairman, Planning Director, and City Engineer in their respective certificates on the face of the plat.
7. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Align driveway to existing street of Zacatecas.

Parks & Leisure: No comments submitted.

Utility Coordination:

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
All projects needing to go through the UCC must submit an application and a site plan showing all improvements along city's ROW.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second: Cm. Dovalina
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

Cm. Dovalina made a motion to **hear** items 9A, 9B, 9C, 9D and 10A all at the same time.

Second: Cm. Dominguez
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

A. Final consideration of Lafon Residential Subdivision, Phase I. The intent is residential.

**PL-080-2021
District III – Cm. Mercurio Martinez, III**

B. Final consideration of the Plat of D & J Alexander Subdivision, Unit XIII. The intent is residential.

PL-081-2021

District V – Cm. Ruben Gutierrez, Jr.

- C. Final consideration of the San Isidro Northeast Corner Retail Plat. The intent is commercial.**

PL-082-2021

District VI – Cm. Dr. Marte A. Martinez

- D. Final consideration of the plat of R & W Ranch Subdivision, Phase IV. The intent is residential.**

PL-083-2021

District- Cm. Rudy Gonzalez, Jr.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the plat of Santa Elena Subdivision, Phase I. The intent is Residential.**

PL-078-2021

District III – Cm. Mercucio Martinez, III

Cm. Dominguez made a motion to approve items 9A, 9B, 9C, 9D and 10A.

Second:	Cm. Dueñas
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

11. DIRECTOR’S COMMENTS

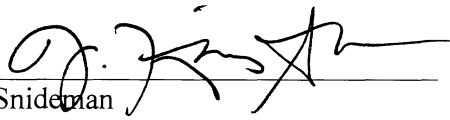
J. Kirby Snideman, Planning Director, thanked the Commission for their service.

10. ADJOURNMENT


Cm. Dominguez made a motion to adjourn at 7:43 p.m.

Second:	Cm. Dovalina
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried unanimously



J. Kirby Sniderman
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission